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**URBANIZATION IN CHINA:
PRESENTATION**

By

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Urbanization in China: II

中国的城市化：II

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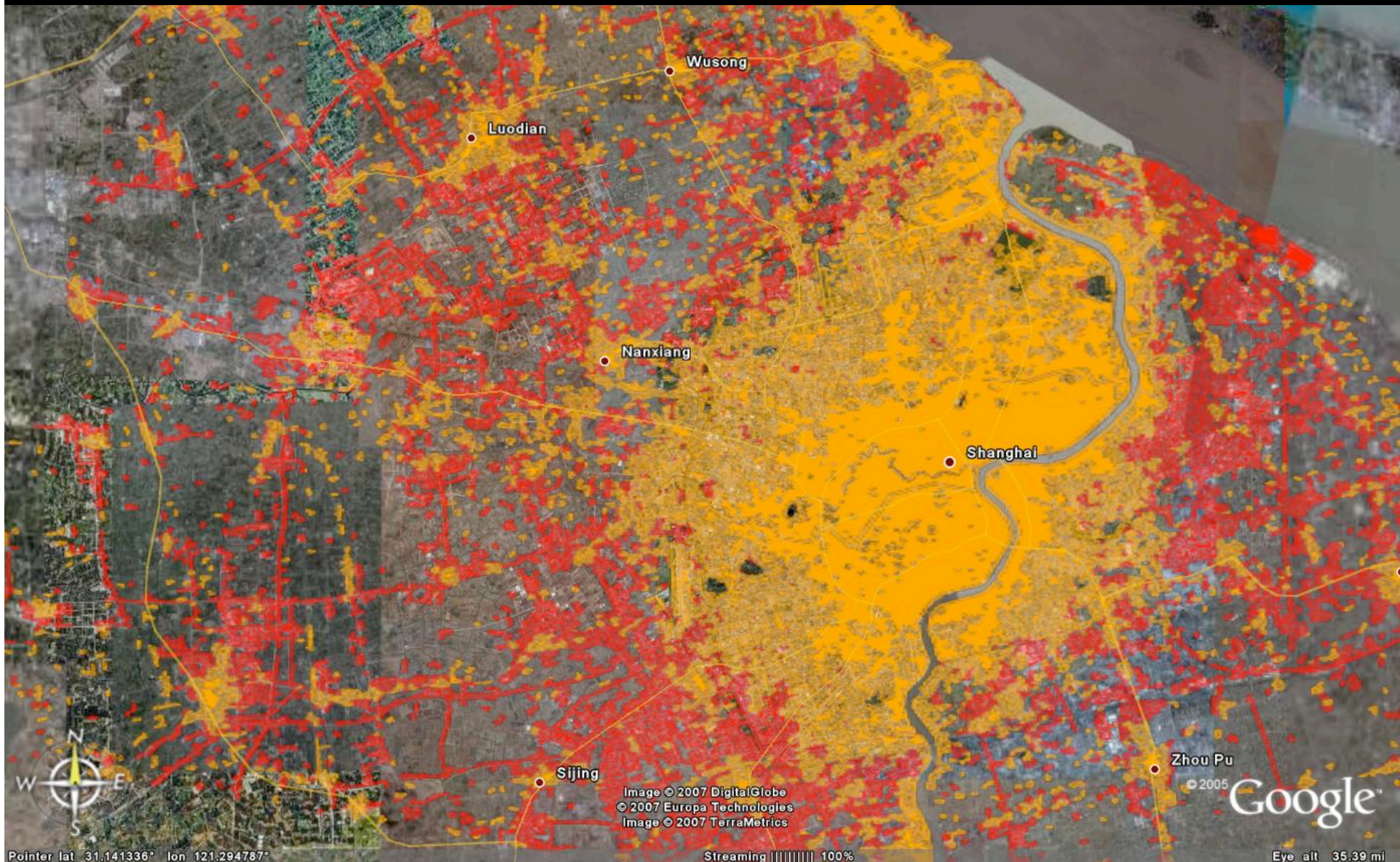
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Urbanization in China: 1977-2007

中国的城市化： 1977-2007

- I. Enormous achievements and transformations in only 30 years 30年巨大成就和变迁
- II. Under urbanization 城市化不足
 - A few favored cities 少数重点城市
 - Many smaller cities 许多较小城市
 - Little convergence in incomes 几乎没有收入差距趋同
- III. Implications for urban policy 城市化政策含义
 - Make national factor input markets as competitive as output markets for products.
使要素市场像产品市场那样具有竞争性
 - Improve governance to facilitate urbanization and more competitive input markets.
改进城市治理，促进城市化和竞争性更强的投入市场

Urban Governance: Issues of Fragmentation

城市治理：碎片化的问题

1. Urban Villages 城中村

- Facilitate political and social integration into metropolitan economy
促使其在政治和社会上与都市经济融合
- Single urban authority providing services uniformly and urban governance equally
城市政府统一、平等地为所有人提供服务和负责城市治理
- Integration of land use and transport development
综合规划土地使用和交通设施开发
- Increase liquidity and choices of residents
提高流动性和居民的选择
- Respect property rights and traditions of current residents and users
保护当前居民和土地使用者的产权并尊重历史

Urban Governance: Functional Issues

城市治理：功能性问题

2. Service Provision 提供服务

- Equal eligibility for services 获得服务的平等权利
- Integrate migrants into civil society 使移民 / 流动人口融入市民社会
- Avoid pockets of slums: separate lives, dormitories, concentrations 避免城市贫民窟：
- Grant urban *hukou* freely 更自由获得城市户口
- Local investment in human capital 本地政府对人力资本的投资
 - Education 教育
 - Training 培训
 - Health 医疗卫生

Urban Governance: Leadership and Direction I

城市治理：领导与方向 I

3. Reduce Regional Hierarchies 减少区域层级

- Provincial level cities, provincial capitals,
prefecture level cities, county cities
省级城市、省会城市、地级市、县级市
- Encourage non-overlapping jurisdictions
with identical administrative powers
鼓励具有同等行政权力的非交叉管辖
- Reduce distortions in input factor markets
减少要素市场的扭曲
 - Capital and labor mobility 资本和劳动力的流动
- Compare with international experience
国际经验比较
 - Rent seeking 寻租

Urban Governance: Leadership and Direction II

城市治理：领导与方向 II

4. Role of Mayors: 市长的责任

Modernize the Economic Role of Mayors

- Functions of Local Leadership 地方政府的职责
 - Responsibilities to residents 对居民的责任
 - Order 秩序
 - Harmony 和谐
 - Service delivery 提供服务
- Obsolete Functions in China 过时的职能
 - Biased towards industry and financial attraction
吸引产业投资和金融资本的偏好
 - Performance standards from above
上级确定绩效考核的标准
 - FDI, investment FDI和其它投资
- Market Performs These Functions Efficiently
市场能够更有效地履行这些功能

Urban Governance: Fiscal Policy I

城市治理：财政政策 I

5. Taxation 税收

- Impose property taxation 引入物业税
 - Reduce reliance on land leases and business taxes
降低对出让土地收入和营业税的依赖
 - Recognize service provision to residents
承诺为居民提供服务
- Implement property taxation systematically by area and land use type
按区域和土地使用类型系统的征收物业税
 - No need for detailed cadastres 不需要详细的地籍图
- Integrate with Master Planning Decisions
与城市发展总体规划的决策相结合
- Tax some of the benefits of urbanization
对城市化的某些收益征税

Urban Governance: Fiscal Policy II

城市治理：财政政策 II

6. Asset Sales 资产出售

- Treat land leases as asset sales
将出租当作出售资产处理
 - Book revenues in capital account 将收入记入资本账户
- Align infrastructure investments with revenues
使基础设施投资与收入相匹配
- Better incentives for urban managers
为城市管理者提供更好的激励

7. Develop modern government accounts 建立现代政府账户

- Capital depletion 资本耗竭
- Current accounts 经常账户
- Municipal borrowing? 市政借贷?

Urban Governance

Local Land and Housing Markets I 城市治理：地方土地市场和房屋市场 I

8. Remarkable Progress and Development 惊人的进步与发展

- Housing owned by enterprises has been privatized successfully
企业所拥有的住房被成功地私有化
- Building industry appears to be highly competitive
建筑业高度竞争
- About 4 out of 5 urban households (with *hukou*) own their dwellings and are free to trade on a very free market
大约4/5的城市家庭拥有自己的住房，可在一个非常自由的市场进行交易。
- Doubling of residential space per inhabitant in cities over two decades
在20年的时间内城市居民的住房空间扩大了一倍

Urban Governance

Local Land and Housing Markets II

城市治理：地方土地市场和房屋市场 II

9. Inefficiencies and Distortions 无效与扭曲

- Movement from “negotiated” land sales to “real” auctions
从土地的“协议”出让到“真正”拍卖
 - Require minimum number of bids, public listing of all bids, so as to increase information & stimulate competition
要求有最低数量的竞标企业，所有投标者的名单公开，以增加信息和刺激竞争
- Over-allocation of land to industry
为工业提供了过多的土地
 - Legacy of industrial subsidies 工业补贴的传统历史
- Local government monopoly on land development
地方政府垄断土地开发（一级土地市场）

Urban Governance:

Regulation of Land and Housing

城市治理：土地和住房监管

10. Arbitrary regulation from above

上面制定的随意监管规则

- Average residential densities 平均民宅密度
- Rules on sizes of new dwellings 新屋大小的规则
- Rules on extent of new construction, quotas 新建房的规则

11. Arbitrary intervention by localities

地方政府的随意干涉

- Removal of obsolete housing 拆除老旧房屋
- Fragmented land at the urban fringe 位于城市边缘的碎片化土地
- Regulation of FARs from “norms” 对FAR的监管

Urban Governance:

Integration of Urban Space

城市治理：城市空间的整合

12. Attention to Planning and Coordination

注意规划和协调工作

- “Zoning” 详细开发规划
- Infrastructure investment and property development 基础设施投资与物业开发

13. Land Use and Transport 土地利用与交通运输

- Bicycle vs. bus 自行车与公交车
- Plan for auto usage 汽车使用计划
 - Invest now: 现在要做的投资
 - Priority access 优化
 - Area fees 按区域收费
 - Licenses 执照
 - Tolls 通行费
- Petrol taxes and emission standards 燃油税与排放标准

Urban Governance:

Basic Questions of City Organization

城市治理：关于城市组织的一般问题

- I. Do the benefits – external advantages – accrue to those who do not bear the costs of close proximity?
收益(外部优势)是否由那些并不承担成本的参与者获得?
- II. Are the costs of crowding assessed efficiently?
拥堵的成本是否得到有效的评估?
 - Congestion, environment, externalities 拥堵, 环境, 外部性
- III. Does structure of government: reduce the gains from insider dealing and discourage corruption, thereby encouraging harmony as well as efficiency?
政府结构是否降低内部交易的收益, 制约腐败, 从而促进和谐以及有利于提高效率?

Conclusion: I

结论： I

- I. Astonishing Success in Chinese Economic Growth
中国经济增长取得惊人业绩
- II. Movement to urbanized economy
迈向城市经济的过程
 - Too little 太慢
 - Too many inappropriate incentives 太多不当激励
- III. Livable cities with real opportunity for residents
宜居城市为居民带来更多机会
- IV. Greater responsibilities for residents and overall welfare
对居民和全社会福利承担更大的责任

Conclusion: II

结论： II

Design Institutions of Urban Governance to improve functioning of factor markets, so that:

Labor and Capital inputs are used most productively in the Chinese Economy.

设计城市治理的制度以改进要素市场的功能，使劳动力和资本在中国经济中得到最有效的使用。